

**NORTHAMPTON BOROUGH COUNCIL**

**PLANNING COMMITTEE**

**Tuesday, 13 March 2018**

**PRESENT:** Councillor Oldham (Chair); Councillor Lane (Deputy Chair);  
Councillors Birch, Choudary, Davenport, Golby, J Hill, Kilbride, B  
Markham, M Markham, McCutcheon and Smith

**OFFICERS:** Peter Baguley (Head of Planning), Nicky Toon (Development  
Management Team Leader), Ben Clarke (Principal Planning Officer),  
Adam Smith (Principal Planning Officer), Theresa Boyd (Planning  
Solicitor), Ed Bostock (Democratic Services Officer)

**1. APOLOGIES**

Apologies for absence were received from Councillor Kilby-Shaw.

**2. MINUTES**

The minutes of the meeting held on 13<sup>th</sup> February 2018 were agreed and signed by  
the Chair.

**3. DEPUTATIONS / PUBLIC ADDRESSES**

**RESOLVED:**

That under the following items, the members of the public and Ward Councillors  
listed below were granted leave to address the Committee:

**N/2017/1610**

Gary Owens

**N/2017/1613**

Gary Owens

**N/2017/1630**

Councillor Stone

**N/2017/1689**

Councillor Golby

John Woolacott

Val Coleby

**N/2018/0003**

Julie Lappin

John Bright

Jonathan McDermott

**N/2018/0011**

Councillor Stone  
Jane Lassetter

**N/2018/0029**  
Paul Smith

**N/2018/0069**  
Paul Bates  
Richard Jeyes  
Willem Jacobs

**N/2018/0083**  
Councillor Smith

**N/2018/0092**  
Councillor Smith  
Dennis Stott

**N/2018/0094**  
Natasha Declerck  
Alyson Jellis

**N/2018/0098**  
Rod Kilsby

#### **4. DECLARATIONS OF INTEREST/PREDETERMINATION**

Councillor Kilbride declared a personal and disclosable pecuniary interest in items 10c, 10d and 10j as a board member of Northampton Partnership Homes (NPH).

Councillor M Markham declared a personal and disclosable pecuniary interest in items 10c, 10d and 10j as a board member of NPH.

Councillor Davenport declared a personal and non-pecuniary interest in items 10g, 10i, 10l and 10o as the Ward Councillor.

#### **5. MATTERS OF URGENCY WHICH BY REASON OF SPECIAL CIRCUMSTANCES THE CHAIR IS OF THE OPINION SHOULD BE CONSIDERED**

There were none.

#### **6. LIST OF CURRENT APPEALS AND INQUIRIES**

The Development Management Team Leader submitted a List of Current Appeals and Inquiries on behalf of the Head of Planning and elaborated thereon. It was reported that an application relating to a change of use to a HIMO at 51 Southampton Road, refused by the Committee, had been allowed at appeal; the Inspector found that the site was located in a sustainable location. It was noted that the Inspector had determined that 2 Gray Street, a proposed 3-bedroom student annexe, was also in a sustainable location and so had been allowed. Members were informed that limited evidence had been found to support claims of "no parking provision". An advertisement application relating to 11-25 Campbell Street had been dismissed with

the Inspector agreeing with officers' decision to refuse due to visual intrusion. An appeal at 79-83 Semilong for two dwellings was allowed.

In response to questions, it was explained that in the absence of evidence dangerous parking and high traffic volumes could not be attributed to HIMO properties and that the Inspector looked at each individual application on its own merits.

**RESOLVED:**

That the report be noted.

**7. OTHER REPORTS**

There were none.

**8. NORTHAMPTONSHIRE COUNTY COUNCIL APPLICATIONS**

There were none.

**9. NORTHAMPTON BOROUGH COUNCIL APPLICATIONS**

**(A) N/2018/0119 - LISTED BUILDING CONSENT APPLICATION TO ILLUMINATE THE EXISTING CUPOLA (BELL TOWER), FIT CUPOLA BIRD MESH & SPIKE PROTECTION, IMPROVED COURTYARD LIGHTING AND IMPROVED FRONT ENTRANCE DOOR LIGHTING. ABINGTON MUSEUM MANOR HOUSE ABINGTON PARK, WELLINGBOROUGH ROAD**

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that the proposed works were considered small-scale and that a condition had been added to ensure that the colour of the cables was sympathetic to the design of the bell tower.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**10. ITEMS FOR DETERMINATION**

**(J) N/2018/0069 - VARIATION OF CONDITION 7 OF PLANNING PERMISSION N/2017/0949 (VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/0772 - DEMOLISH EXISTING FLATS AND ERECT THREE STOREY BUILDING WITH NINE FLATS ON THE GROUND FLOOR AND NINE MAISONNETTES ON UPPER FLOORS - TO AMEND ROOF DESIGN TO THE THREE STOREY ELEMENT, REPLACING CAPPING WITH A PARAPET WALL) TO REVISE THE CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN. 33 LITTLE CROSS STREET**

At this juncture, Councillors Kilbride and M Markham left the room.

The Development Management Team Leader submitted a report and elaborated thereon. The Committee were informed that the application sought to vary the Construction Management Plan and change routes and access in relation to

deliveries. It was proposed that bricks would be stored at the south part of a car park on Chalk Lane.

Paul Bates, a local resident, spoke against the application and commented that the conditions within the Management Plan were routinely abused, noting that several trees had been removed despite a condition to preserve all trees shown in the approved plans.

Richard Jeyes, a local resident, spoke against the application and commented that the access gate mentioned in the Management Plan was not erected until residents had complained. He raised concerns regarding a risk of toxic fumes in the area and stated that parking was at a premium and that residents could not afford to lose a third of the parking spaces in the car park.

Willem Jacobs, Project Manager for NPH, spoke in favour of the application.

In response to questions, Mr Jacobs explained that meetings had taken place with officers and residents to try and mitigate as much disruption as possible. He further commented that subcontractors had been made aware of where they should and should not park and that it was the responsibility of NPH and their primary contractors to deal with enforcement.

The Development Management Team Leader explained that several trees that had been removed were not protected and that as part of the landscaping plan, more trees would be planted on the site than were there previously.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(C) N/2017/1610 - DEMOLITION OF 2NO EXISTING SEMI-DETACHED HOUSES AND CONSTRUCTION OF 5NO NEW BUILD 2 BED 4 PERSON SOCIAL HOUSES WITH PARKING. 41A EASTFIELD ROAD AND 2 NORTHFIELD ROAD**

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that the proposed development would see 2 semi-detached and 3 terraced properties in place of 2 existing properties, with 2 parking spaces per property.

Gary Owens, project manager for NPH, spoke in favour of the application and explained that the properties would let under the "Affordable Rent" scheme.

In response to questions, the Committee heard that 2-bedroom homes had been found to be most in need in the area.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(D) N/2017/1613 - DEMOLITION OF EXISTING GARAGES AND CONSTRUCTION OF 1NO DISABLED ACCESSIBLE SPECIAL DWELLING WITH ASSOCIATED PARKING. FORMER LOCK UP GARAGES, EDEN CLOSE**

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that the Highway Authority had not objected to the layout of the proposed development subject to further details of the gates which would be addressed by Condition 6.

Gary Owens, project manager for NPH, spoke in favour of the application and explained that the property would let under the "Affordable Rent" scheme.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED IN PRINCIPLE** subject to delegated authority to the Head of Planning to consider any further comments following the expiry of the consultation period.

**(A) N/2017/1523 AND N/2017/1524 - CHANGE OF USE FROM RETAIL AND CAFE TO CAFE/RESTAURANT (USE CLASS A3) WITH 2NO TWO BED FLATS AND ASSOCIATED INTERNAL ALTERATIONS; AND LISTED BUILDING CONSENT APPLICATION FOR ALTERATIONS INCLUDING REMOVAL AND ADDITION OF INTERNAL WALLS, NEW INTERNAL DOORS AND ALTERATIONS TO STAIRCASES. J LAWRENCE & CO , 35 - 37 ST GILES STREET**

Councillors Kilbride and M Markham re-joined the meeting.

The Principal Planning Officer submitted a report containing a planning application to change the building's use and a listed building application to allow for internal works, including the reintroduction of the original ground-floor stairway to allow access to two 2-bedroom flats on each of the upper floors.

In response to a question relating to waste, the Head of Planning confirmed that the new properties would be added to a waste collection route should the applications be approved. In addition, Members were advised that there would be scope to add a condition requiring the provision of internal refuse storage within each flat.

**RESOLVED:**

That the applications be **APPROVED** subject to the conditions and reasons as set out in the report, with the addition of a condition to agree internal refuse storage for the flats.

**(B) N/2017/1552 - RETENTION OF RESTAURANT/CAFE USE (USE CLASS A3). 60 ST GILES STREET**

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained further representations. The

Committee were informed that the property originally converted to a café under temporary permitted development right and the occupiers were now applying for a permanent change of use of the building rather than vacate the premises.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(E) N/2017/1630 - CHANGE OF USE FROM DWELLINGHOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 4 OCCUPANTS. 10 VICTORIA PROMENADE**

The Principal Planning Officer submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained 3 neighbour representations. The Committee were informed that the number of bedrooms proposed had reduced from 5 to 4 following objections from the Environmental Agency due to the property being situated within Flood Zone 2. Should the application be approved, the concentration of HIMO properties in a 50m radius would be 7.5%.

Councillor Stone, as the Ward Councillor, spoke against the application and commented that due to the prevalence of flats, the area was much more densely populated than it appeared to be. She stated that the Committee would be acting against its own considerations should the application be approved.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(F) N/2017/1689 - DEMOLITION OF EXISTING CAR SERVICING AND SALES GARAGE AND BUNGALOW TO THE REAR AND ERECTION OF NEW BUILT OFFICE PREMISES (PROFESSIONAL AND FINANCIAL SERVICES USE AND BUSINESS USE) WITH ASSOCIATED CAR PARKING AND LANDSCAPING. GARAGE PREMISES, 531 HARLESTONE ROAD**

At this juncture Councillor Golby moved to public seating.

The Development Management Team Leader submitted a report and elaborated thereon. The Committee were informed that the proposed development would extend 1.6 metres further forward than the existing building and that office use would generate higher employment than the existing use. It was noted that the first floor windows would be obscure glazed to protect neighbours' privacy.

Councillor Golby, as the Ward Councillor, spoke against the application and commented that the proposal represented an overdevelopment of the site and that an office block was not in keeping with the surroundings. Councillor Golby stated that whilst employment was important, local residents had concerns with the application.

After addressing the Committee, Councillor Golby left the room.

John Woolacott, a local resident, spoke against the application and raised concerns regarding overdevelopment, road congestion and pollution, with particular reference to the nearby children's play area.

Val Coleby, the agent on behalf of the applicant, spoke in favour of the application and commented that the building's design was based on similar properties nearby and that the scheme was sympathetic towards concerns raised.

In response to a question, Ms Coleby advised that up to 20 people would be working in the building at full operation.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report, with the addition of a condition for hours of operation to be agreed with the Chair and the Head of Planning.

**(G) N/2018/0003 - PRIOR NOTIFICATION FOR CHANGE OF USE FROM LIGHT INDUSTRIAL (USE CLASS B1C) TO 8NO DWELLINGS (USE CLASS C3).  
20 SOUTHAMPTON ROAD**

Councillor Golby re-joined the meeting.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that prior approval was being sought to change a light industrial building to 8 micro-flats flats, the 4 points that the Committee could assess being:

- Transport and Highways Impact
- Contamination Risks
- Flooding Risks
- Impact on sustainability of industrial area

The Committee heard that whilst the Highway Authority had objected to the application, having regard to the parking requirements for the existing use and the sustainable location of the site, officers consider that the impact is not severe and therefore recommend approval.

Julie Lappin, representing her son (a local resident), spoke against the application and raised concerns regarding parking in the evenings, waste, fly tipping, noise and health and safety.

John Bright, a local resident, spoke against the application and commented that the proposal represented an overdevelopment and voiced further concerns regarding health and safety, waste, noise, parking and stated that the development was not conducive of a residential area.

In response to a question, Mr Bright confirmed that residents had not been consulted by the developer on the application.

Jonathan McDermott, the agent on behalf of the applicant, spoke in favour of the application and commented that the development would bring a vacant building back into use. In addition, Mr McDermott highlighted that the property is a light industrial building in a residential area and that the proposal had been found acceptable by officers when assessed against the 4 considerations for prior notification applications. Mr McDermott also detailed that Appeal Inspectors have determined HIMOs on Southampton Road to be in a sustainable location and that the parking harm from light industrial would be similar to that of 8 flats.

In response to questions, the Committee heard that noise was not a consideration for this application and that the Council could not impose further conditions.

Members discussed the report.

**RESOLVED:**

That prior notification be **REFUSED** against officer recommendation on impacts on transport and highways. Full refusal reason to be agreed with the Chair and the Head of Planning.

**(H) N/2018/0011 - CHANGE OF USE FROM DWELLING HOUSE (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4) INCLUDING SINGLE STOREY EXTENSIONS TO THE REAR, A LOFT CONVERSION WITH REAR DORMER WINDOW & INTERNAL ALTERATIONS. 70 VICTORIA ROAD**

The Development Management Team Leader submitted a report and elaborated thereon. Members' attention was drawn to the addendum which contained an amendment to the recommendation. The Committee were informed that should the application be approved, the concentration of HIMO properties in a 50m radius would be 11.6%. It was noted that due to parking restrictions in the area, there were no objections by the Highway Authority.

Councillor Stone, as the Ward Councillor, spoke against the application and stated that the Council did not have an accurate picture of HIMOs in the area and that the Council's policy on HIMOs was not working for residents. She voiced concerns regarding health and safety, antisocial behaviour, parking and waste.

Jane Lassitter, a local resident, spoke against the application and voiced concerns relating to waste, fly tipping, graffiti and parking. She stated her belief that the number of HIMOs in the area had seemed to have doubled in the last year.

In response to a question, the Committee heard that the applicant could appeal on non-determination, should Members choose to defer the item.

Members discussed the report.

**RESOLVED:**



That the application be **APPROVED IN PRINCIPLE** subject to delegated authority to the Head of Planning to consider any further comments following expiry of the consultation period.

**(I) N/2018/0029 - VARIATION OF CONDITION 3 OF PLANNING PERMISSION N/2017/0908 (CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4) FOR 3 OCCUPANTS) TO INCREASE NUMBER OF OCCUPANTS FROM 3 TO 4. 150 SOUTHAMPTON ROAD**

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that whilst the Highway Authority had objected to the application, the increase in parking provision was not significant enough to warrant refusal. Since this application was a variation there would be no increase in the concentration of HIMO properties in a 50m radius.

Paul Smith, the agent on behalf of the applicant, spoke in favour of the application and commented that the increase was minor and that there had been no problems with the existing tenants relating to noise or waste.

In response to questions, the Committee heard that the applicant's research showed that 4-bed HIMOs were more sustainable, particularly when letting to students.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(K) N/2018/0083 - CHANGE OF USE AND ALTERATIONS FROM COMMERCIAL UNIT AND FLAT TO FORM HOUSE IN MULTIPLE OCCUPATION FOR 6 OCCUPANTS (CLASS C4). 47 ADAMS AVENUE**

At this juncture, Councillor Smith moved to public seating.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that whilst the Highway Authority had objected to the application, the location was considered sustainable due to the close proximity of local amenities. It was noted that should the application be approved, the concentration of HIMO properties in a 50m radius would be 13%.

Councillor Smith, as the Ward Councillor, spoke against the application and voiced concerns regarding parking, mentioning a recent crash in the vicinity. She advised that visibility was poor due to the high number of vehicles and maintained that people living in the town centre and in HIMOs did drive.

After addressing the Committee, Councillor Smith left the room.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out on the report.

**(L) N/2018/0091 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 4 OCCUPANTS (USE CLASS C4). 74 ROTHERSTHORPE ROAD**

Councillor Smith re-joined the meeting.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that the area was well served by local amenities, the level of occupancy within the property and details related to cycle and waste storage were limited by conditions and that should the application be approved, the concentration of HIMO properties in a 50m radius would be 2.9%

Members discussed the report.

**RESSOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(M) N/2018/0092 - CHANGE OF USE FROM DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION FOR 5 OCCUPANTS (USE CLASS C4). 29 LUTTERWORTH ROAD**

At this juncture, Councillor Smith moved to public seating.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that the proposed development would include a ground-floor toilet and 2 first-floor shower rooms. It was noted that the area was well served by amenities and public transport links and that a condition had been added to ensure the basement would not be used as a bedroom at any time. Should the application be approved, the concentration of HIMO properties in a 50m radius would be 13.8%.

Councillor Smith, as the Ward Councillor, spoke against the application and voiced her concern that a parking beat survey had not been carried out. She suggested that when an applicant did not carry out a parking beat survey, the Council should, so that the Planning Committee had a fuller picture of the parking situation in an area.

In response to a question, the Committee heard that when the location of a property was considered sustainable, there was no need for a parking beat survey to be carried out.

After addressing the Committee, Councillor Smith left the room.

Dennis Stott, a local resident, spoke against the application and voiced concerns regarding sewage, stating that the property's sewage system would not be able to cope if the property changed use.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(N) N/2018/0094 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION N/2016/1443 (PROPOSED DEMOLITION OF EXISTING GARAGE AND ERECTION OF TWO STOREY SIDE, FRONT AND REAR EXTENSIONS, REAR BALCONY AND RAISE ROOF HEIGHT OF HOUSE) TO ENABLE HABITABLE SPACE WITHIN THE ROOF, ADDITIONAL ROOF LIGHTS, CHANGES TO INTERNAL LAYOUT AND AMENDMENT TO FRONT FENESTRATION. 31 HIGH STREET, GREAT HOUGHTON**

Councillor Smith re-joined the meeting.

The Principal Planning Officer submitted a report and elaborated thereon. The Committee were informed that the changes included in this variation to the approved application were considered minor as the street was already varied.

Natasha DeClercke, of Great Houghton Parish Council, spoke against the application and stated her belief that the work had already been carried out. She further stated that the front roof lights had a negative impact on the street scene.

Alyson Jellis, the owner, spoke in favour of the application and confirmed that some repair works had been carried out.

The Principal Planning Officer confirmed that the height of the property would remain unchanged after the extension, if approved.

Members discussed the report.

**RESOLVED:**

That the application be **APPROVED** subject to the conditions and reasons as set out in the report.

**(O) N/2018/0098 - NON-MATERIAL AMENDMENT TO PLANNING PERMISSION N/2017/0736 (ERECTION OF 3NO ONE BED SELF-CONTAINED FLATS) FOR CHANGE TO ELEVATIONS TO ALLOW THE BUILDING TO BE IN LINE WITH ADJOINING PROPERTY AND ALTERATION TO ROOF HEIGHT. LAND ADJOINING 54 THORN HILL**

The Development Management Team Leader submitted a report and elaborated thereon. The Committee were informed that changes would need to be sufficiently minor to be accepted as non-material.

Rod Kilsby, the agent on behalf of the applicant, spoke in favour of the application and stated that the materials used would match the adjoining building.

Members discussed the report.

**RESOLVED:**

That the application be **REFUSED** as per the officer recommendation.

**11. ENFORCEMENT MATTERS**

There were none.

**12. ITEMS FOR CONSULTATION**

- (A) N/2018/0128 - APPLICATION FOR THE APPROVAL OF RESERVED MATTERS FOR (LAYOUT, SCALE, APPEARANCE & LANDSCAPING) PHASE 1 S/2016/0400/EIA) HYBRID APPLICATION: (I) OUTLINE APPLICATION FOR CLASS B2, B8 AND ANCILLARY B1, PROVISION OF A 2HA LORRY PARK AND ASSOCIATED INFRASTRUCTURE. (II) FULL APPLICATION FOR WORK ON THE A4500 COMPRISING: REFORMATTING THE ACCESS TO THE TRUCK STOP AND LAYBY (CLOSURE); CONSTRUCTION OF TWO ROUNDABOUTS; CLOSURE OF EXISTING ACCOMMODATION ACCESS NORTH SIDE OF THE A4500 AND REFORMATTING PROVISION OF NEW ACCESS FROM ROUNDABOUT; ENGINEERING OPERATIONS COMPRISING GROUND RE-PROFILING; THE REROUTING OF THE EXISTING WATERCOURSE; FLOOD PLAIN COMPENSATION WORK; ECOLOGICAL WORK AND ACCESS ON LAND ADJACENT TO JUNCTION 16 OF THE M1. (INCLUDES ENVIRONMENTAL STATEMENT) LAND AT J16 M1 WEEDON ROAD, UPPER HEYFORD. CONSULTATION BY SOUTH NORTHAMPTONSHIRE COUNCIL**

The Development Management Team Leader submitted a report and elaborated thereon. The Committee were informed that the site had been allocated under the West Northamptonshire Joint Core Strategy and that matters of lighting, drainage and archaeology were covered by conditions within the outline and full consent.

In response to questions, the Committee heard that there was existing parking for lorries, approximately half the size of the proposed lorry park, and that the application did include highway improvements in the immediate area. It was further explained that Section 106 Agreement obligations had been finalised as part of the outline planning application.

Members discussed the report.

**RESOLVED:**

That Northampton Borough Council **RAISE NO OBJECTIONS** as per the officer recommendation.

The meeting concluded at 9:22 pm